

**WICHITA HISTORIC PRESERVATION BOARD MINUTES
10 MARCH 2003
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3:00 P.M.**

The regular meeting of the Historic Preservation Board was held Monday, March 10th, 2003 at 3:00 P.M. in the Metropolitan Area Planning Department's Conference Room, City Hall – Tenth Floor, 455 N. Main, Wichita, Kansas.

Members Present : Keith Lawing (Chair) out at 3:50pm
Jim Guy (Vice Chair) assumed position of Chair of meeting at 3:50pm
Paul Cavanaugh
Kim Edgington,
Randal Steiner, in at 3:05pm
George Platt

Members Absent : Stan Shelden

Staff Present : Kathy Morgan, Historic Preservation Planner
Jeanne L. de Grasse, Planning Analyst
Jim Dougherty, City Archaeologist

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Motion #1: Motion was made by Lawing, seconded by Cavanaugh, to add HPC 2003-00039 and HPC 2003-00042 to the agenda under Item 7. Motion carried unanimously (6-0).

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential
Revolving Loan Fund – Non-residential
Deferred Loan Fund – Residential

ITEM NO. 4 CORRESPONDENCE

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 13 JANUARY 2003 AND 10 FEBRUARY 2003 BOARD MEETINGS

Motion #2: Motion was made by Cavanaugh, seconded by Guy, to approve the minutes from the 13 January and 10 February 2003 meetings. Motion carried unanimously (6-0).

ITEM NO. 6 OLD BUSINESS

MAJOR: (HPC2003-00007) Environs, Lassen and Occidental Hotels

APPLICANT:

FOR: 219 N Market and 221 N Market

Applicant proposes repairs to brick wall that will be exposed by demolition of 221 N Market.

Motion #3: Motion was made by Cavanaugh, seconded by Edginton, to approve the work as presented and to add it into case # HPC2003-00007. Motion carried unanimously (6-0).

MAJOR: (HPC2002-00018) Environs, Stackman Court Apts

APPLICANT: Morrison Construction, L.C.

FOR: 902 Faulkner

Applicant proposes to use vinyl siding on house and garage with a profile as close to 5" as is possible.

Motion #4: Motion was made by Cavanaugh, seconded by Guy, that the proposed project does not encroach, damage or destroy the environs of the Stackman Court Apartments. Motion carried unanimously (6-0).

ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2002-00179) Old County Courthouse
 APPLICANT: Paul Drouhard, Sedgwick County
 FOR: 510 N. Main

Applicant proposes to re-roof small flat tiered metal roofs with EPDM.

2. **MINOR:** (HPC2003-00003) Environs, Steinbuchel House
 APPLICANT: J.L. Herzberg & Sons Roofing
 FOR: 1848 N. Park Place

Applicant proposes to re-roof house with Heritage 30 shingle.

3. **MINOR:** (HPC2003-00004) Environs, Campbell Castle
 APPLICANT: Brett Orth
 FOR: 1033 Porter

Applicant proposes to re-roof house with Heritage 30 shingle.

4. **MINOR:** (HPC2003-00006) Environs, Senator Long House
 APPLICANT: Fry Roofing
 FOR: 307 N. Roosevelt

Applicant proposes to cover over existing single layer of damaged/deteriorated shingles with new composition shingles.

5. **MINOR:** (HPC2003-00008) Environs, Eaton Hotel
 APPLICANT: Charles E Mahaney Roofing
 FOR: 157 N. Emporia

Applicant proposes to re-roof Southwest National Bank with new built-up gravel ballasted roof to match existing, new flashings as required.

6. **MINOR:** (HPC2003-00009) Environs, Topeka/Emporia Historic District
 APPLICANT: Charles E Mahaney Roofing
 FOR: 1035 N. Emporia

Applicant proposes to tear off roof to deck, reinsulated and recover with modified built-up and new flashing as required.

7. **MINOR:** (HPC2003-00010) Environs, Wheeler Kelley Hagney Bld
 APPLICANT: Page Enterprises
 FOR: 131 S Market

Applicant proposes to remove old gravel, install moisture barrier, lay PVC roof cover with new flashings as required.

8. **MINOR:** (HPC2003-00011) Environs, Wholesale Grocery
 APPLICANT: Byron West
 FOR: 223 S St Francis

Applicant proposes to apply vinyl graphics to an awning being refurbished. No lighting of awning.

9. **MINOR:** (HPC2003-00024) East Douglas Historic District
 APPLICANT: Linda Earnst
 FOR: 504 E. Douglas

Applicant proposes to re-point west wall, replace bricks as needed, repaint sign mural, and refurbish front door and store window.

10. **MINOR:** (HPC2003-00025) East Douglas Historic District
 APPLICANT: Charles Mahaney Roofing
 FOR: 506 E. Douglas

Applicant proposes to remove old roof down to deck and re-roof.

11. **MINOR:** (HPC2003-00026) East Douglas Historic District
 APPLICANT: Miracle Sign Company
 FOR: 417 E. Douglas

Applicant proposes to install new sign face on existing sign for Gelato Caffè.

12. **MINOR:** (HPC2003-00029) Park Place/Fairview Historic District
 APPLICANT: Shawn Hunt
 FOR: 1645 N. Park Place

Applicant proposes to tear off old roof down to deck, repair deck and re-roof with Heritage II shingles. Deferred loan application.

13. **MINOR:** (HPC2003-00031) Environs, Riverside Cottage & Stackman Court Apts.
 APPLICANT: Jonathan T. Lippincott
 FOR: 834 Gilman

Applicant proposes to re-roof structure with 3-tab composition shingles.

14. **MINOR:** (HPC2003-00032) Environs, Sternberg House
 APPLICANT: Ramuldo Lopez
 FOR: 420 W. 9th Street

Applicant proposes to re-roof structure with composition shingles.

Motion #5: Motion was made by Cavanaugh, seconded by Guy, to receive and file Certificates of Appropriateness HPC2002-179, HPC2003-03, 04, 06, 08, 09, 10, 11, 24, 25, 26, 29, 31, and 32. Motion carried unanimously (6-0).

15. **MAJOR:** (HPC2003-00028) East Douglas Historic District
 APPLICANT: Linda Earnst
 FOR: 504 E. Douglas

Applicant proposes to re-point and replace bricks as needed on the west wall and repaint mural; refurbish door and storefront window changing out the brushed aluminum framing to a gunmetal to match interior finishes, and re-paint the sign.

Motion #6: Motion was made by Cavanaugh, seconded by Guy, to approve HPC2003-00028 as presented, excluding the projecting sign. Projecting sign will be addressed at a future Board meeting. Motion carried unanimously (6-0).

16. **MAJOR:** (HPC2003-00030) Topeka/Emporia Historic District
 APPLICANT: Charlie Malsky
 FOR: 1235 N. Emporia

Applicant proposes to remove the 1970's porch wall enclosure on the north end of the porch, repair flooring and trim, and fabricate new column to match existing. Applicant also added that the short pillars flanking the stairs would have to be replicated and made slightly taller to meet handrail code requirements.

Motion #7: Motion was made by Guy, seconded by Steiner, to approve HPC2003-00030 as presented, Motion carried unanimously (6-0).

17. **MAJOR:** (HPC2003-00035) Environs, John Mack Bridge
 APPLICANT: Taylor Scott Architects for Wal-Mart
 FOR: 501 E. Pawnee

Applicant proposes to redesign site plan of existing Wal-Mart to allow for expansion to a super center. The Board was asked by Wal-Mart to provide input as to the color scheme choice.

Motion #8: Motion was made by Lawing, seconded by Cavanaugh, that the project, regardless of color scheme, does not encroach, damage, or destroy the environs of the John Mack Bridge. The Board did select the tan, green, and red scheme. Motion carried unanimously (6-0).

18. **MAJOR:** (HPC2003-00039) Environs, Allen-Lambe House
 APPLICANT: Charles Corle
 FOR: 222 N Quentin

Applicant proposes to close in the back screened porch with windows and a solid door. Inside wall to be removed and space spanned with a beam. Windows will be as close to original opening size as possible and double-hung.

Motion #9: Motion was made by Cavanaugh, seconded by Edgington, that the project does not encroach, damage, or destroy the environs of the Allen-Lambe House. Motion carried unanimously (6-0).

19. MAJOR: (HPC2003-00042) Environs, Topeka and Emporia Historic District
APPLICANT: Lawrence E Smith
FOR: 1250 N Emporia

Applicant proposes to demolish the fire-damaged structure.

Motion #10: Motion was made by Steiner, seconded by Cavanaugh, that the project does not encroach, damage, or destroy the environs of the Topeka and Emporia Historic District. The Board requested that a photographic record of the structure be made before demolition. Motion carried 5-1, with Guy dissenting.

ITEM NO. 8 MISCELLANEOUS MATTERS

1. Update on Sternberg House – waiting for purchase closure scheduled for end of March.
2. HPF grant awards – North High School was not funded due to being only listed locally. Kathy Morgan will be notifying the Alumni Association of this.
3. Old Town Historic District – it has been reviewed and designated as a certified local district and is still on the May Site Review Board agenda for state listing. There is an open public meeting with Historic District Property Owners on March 25, 2003 at 7:00pm at the Midtown Community Resource Center to discuss the Historic District designations.
4. Parks Survey – is almost completed. Looking at several buildings to nominate for listing separately.
5. Presentation at April HPB meeting – Donna Goltry, Principal Planner, MAPD, will be giving a presentation to the Board on Zoning Codes.

ITEM NO. 9 ADJOURNMENT

Meeting was adjourned at 4:02pm.